

APPENDIX C

COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FRISCO

ARTICLE IV - SITE DEVELOPMENT REQUIREMENTS

SECTION 2 - LANDSCAPE REQUIREMENTS

2.01 PURPOSE

Landscaping is accepted as adding value to property and is in the general welfare of the City. Therefore, landscaping is required of new development and altered or repaired construction on all developments and construction of the developments shall conform to the standards in this Ordinance (the "Landscape Standards"). Single-Family uses are generally not required to provide extensive landscaping. However, trees from the list of large trees in Article IV, Section 2.07 ("Large Trees") are required at the time of development. Agricultural uses are exempt from this Ordinance. Agricultural uses are expected to be temporary and will be replaced with other uses as the property develops.

2.02 SCOPE

The standards and criteria contained in this section are the minimum standards for all new development and existing developments that are expanding or redeveloping thirty percent (30%) or more of that development. All construction in these developments shall conform to this ordinance. Agricultural uses are exempt. In addition, any use requiring a Specific Use Permit or any property having a Planned Development zoning designation must comply with these Landscape Standards or the standards set forth in the Planned Development zoning designation, whichever is more restrictive. The provisions of this section shall be administered and enforced by the City Manager or his designee. For new construction, Landscape Standards shall be shown on a Landscape Plan as required in this Section.

A. Permits

No permits will be issued for building, paving, utilities or construction until a Landscape Plan is submitted and approved by the City. The Landscape Plan must be submitted with the Site Plan required in Article IV, Section 1 of this Ordinance. A certificate of occupancy will not be issued until the Landscape Plan approved by the City has been installed. If a certificate of occupancy is sought during a season of the year in which the City determines that it would be impractical to plant trees, shrubs or grass, or to lay turf, the developer/owner will deposit with the City a sum of money equal to the cost of installing all or the remaining portion of the approved Landscape Plan. In lieu of paying cash, the developer/owner may provide financial assurance of payment of the cost of installing the Landscape Plan acceptable to the

City, which will remain in effect until the Landscape Plan is installed and accepted by the City. The Landscape Plan will be installed within five (5) months of final acceptance of the development by the City or issuance of the first certificate of occupancy within the development.

B. Enforcement

If at any time after the issuance of a certificate of occupancy, the landscaping that was installed does not conform to the Landscape Plan or the Landscape Standards, the City will issue notice to the property owner, tenant or agent, citing the violation and describing the action required to comply with this section. The owner, tenant or agent shall have thirty (30) days from date of said notice to comply with approved Landscape Plan. If the landscaping is not installed within the allotted time, the property owner, tenant, or agent shall be in violation of this Ordinance. In addition to any other remedy available to the City, the certificate of occupancy on that property may be revoked.

2.03 LANDSCAPE PLAN

The Landscape Plans shall be prepared by a Landscape Architect shall contain the following information:

- A. Minimum scale of one-inch (1") equals thirty feet (30') or appropriate scale for legibility.
- B. Location, size and species of all existing trees to be preserved indicating true size as measured four and one half feet (4½') (DBH) above natural soil level.
- C. Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of site, or other landscape features.
- D. Identification of all plant material to be used (Common and Botanical).
- E. Size of all plant material to be used at time of planting, appropriate spacing shall be indicated on plan and approved by the City.
- F. Layout and description of irrigation, sprinkler, or water systems including placement of water sources. A Texas license irrigation seal is necessary on all irrigation plans that require certification.
- G. All common areas, non-residential, and multi-family landscape areas will be irrigated with a mechanical irrigation system including turf and ground cover areas.
- H. A certified landscape architect shall be required for the preparation and submission of the Landscape Plan. (A dry seal with signature is acceptable for the Landscape Plan).

- I. North indicating mark.
- J. Date of the Landscape Plan and any revisions.
- K. Size and location of all existing and proposed utilities, including easements.
- L. Details and/or cross sections as required for clarification by the City.
- M. Topography shall include final grade at one-foot (1') intervals using spot elevations and/or contours to define proposed drainage patterns as required by the City.
- N. Parkways and medians shall have a minimum of six inches (6") of topsoil.

2.04 MAINTENANCE

The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping required by this Ordinance. All plant material shall be perpetually maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials that die shall be replaced by property owner, tenant or agent with plant material of similar variety and size, within thirty (30) days or a date approved by the City. (See Article IV, Section 2.02(A))

2.05 GENERAL STANDARDS

The following criteria and standards shall apply to landscape materials and installation:

- A. All required landscaped open areas shall be completely covered with living plant material. Mulch and other materials can be used around required shrub and tree plantings. Supplemental plantings or design elements that are beyond the Ordinance requirements can be submitted for City review and approval at any time. Landscape Plans must meet the minimum requirements of this Ordinance prior to approval by the City.
- B. Plant materials shall conform to the standards of the approved plant list in this Ordinance and substitutions of plant material may be approved by the City. The quantity of plant material required by this Ordinance must equal or exceed the minimum number of plants required by this Ordinance. Unless otherwise noted on the approved Landscape Plan, required plant material can be placed in groupings or utilized in a appropriate planting designs that are proposed by the applicant and approved by the City.
- C. Trees shall have an average spread of crown of greater than fifteen feet (15') at maturity. Trees having a lesser average mature crown of fifteen feet (15') may be substituted by grouping the same so as to create the equivalent of fifteen feet (15') crown of spread. Trees shall be of a minimum of three inches

(3") in caliper as measured twelve inches (12") above natural soil level and seven feet (7') in height at time of planting.

- D. Shrubs other than dwarf variety shall be a minimum of two feet (2') in height when measured immediately after planting. A screening hedge, where required, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen that will be three feet (3') in height within one (1) year after planting. Any parking area abutting the landscape perimeter will be screened from the adjacent street as approved by the City. Parking areas that are beyond sixty feet (60') from the property line do not require screening unless adjacent to a residential zoning district or a residential development.
- E. Properties in the Original Town Commercial District (OTC) that are developed or redeveloped shall provide a solid headlight screen where parking is adjacent to residential properties. The headlight screen shall be planted using five-gallon (5 gal.) materials in areas that are a minimum of two feet (2') in width. Where non-residential lots back or side to residential properties, a solid living screen with a minimum planting height of six feet (6') may be substituted for the required solid masonry wall with City approval.
- F. Ground covers used in lieu of grass must provide complete coverage within one (1) year of planting. Ground cover planting must provide and maintain adequate coverage as approved by City.
- G. Earthen berms shall not exceed a 3:1 slope; (three feet (3') of horizontal distance for each one foot (1') of height). All berms will contain adequate drainage and preventive erosion measures as may be required by the City. Berms will not include construction debris. Slippage or damage to the smooth finish grade of the berm must be corrected prior to acceptance by City.
- H. Large Trees must be planted four feet (4') or greater from curbs. Large trees shall be placed a minimum of four feet (4') from sidewalks, utility lines, screening walls and/or other structures. Ornamental trees can be placed closer than four feet (4') with approval from the City. Any reduction in spacing requires a root barrier approved by the City. Utility installation that includes common trench and conduit banks is exempt from the Large Tree planting distance requirements. The City has final approval for all tree placement. The Landscape Plan will show the size and location of duct banks.
- I. Evergreen trees such as conifers intended for screening will have a minimum height of six feet (6') at the time of planting. Evergreen shrubs intended for required screening shall be a minimum of seven gallons (7 gal.) and be capable of attaining six feet (6') in height in two growing seasons.
- J. A Tree Permit and grading permit is required for all clear-cutting and/or mass removal of under-story or wooded areas.

- K. All driveways will maintain visibility as approved by the City.
- L. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage.
- M. Ornamental trees maybe substituted for Large Trees at the rate of three ornamental trees for each Large Tree (3:1) with approval of the City. Ornamental trees will have a minimum size of three-inch (3") caliper.
- N. New or proposed plant materials will be measured and sized according to the Texas Association of Nursery (TAN) standards.
- O. Other plant materials in excess of the quantities required in this Ordinance may be smaller than the required material. All shrubs intended for public, non-residential, or multi-families developments should be at least two gallons (2 gal.) or more.
- P. Alternate designs may be considered by the City to conform with the intent of this Ordinance. Any alternate design requires City approval. The alternate method of utilizing large quantities of small material may include, but are not limited to:
 - One (1) five gallon (5 gal.) shrub = Two (2) three gallon (3 gal.) or four (4) two gallon (2 gal.)
 - One (1) three inch (3") large tree = Three (3) three inch (3") Ornamental trees All substitutions are subject to City approval and must be specified on the approved Landscape Plan.
- Q. The right-of-way adjacent to required landscape areas shall be maintained by the adjacent property owner in the same manner as the required landscape area.

2.06 LANDSCAPE AREA REQUIREMENTS

A. Single-Family Detached, Two Family (Duplex), and Town Home lots

1. General Requirements

Three-inch (3") caliper trees selected from the Large Tree list included in this Ordinance shall be planted on all Single-Family Detached, Two Family (Duplex), and Town Home lots. The Large Trees may be placed in the front or rear of the residential lot. For lots adjacent to a "Type F" thoroughfare, one of the required trees may be located in the parkway to satisfy requirements of the City of Frisco Thoroughfare and Circulation Design Standards. The following minimum standards apply.

- Residential Estate 6 Trees
- Single-Family 1 5 Trees
- Single-Family 2 4 Trees

- Single-Family 3 4 Trees
- Single-Family 4 3 Trees
- Single-Family 5 2 Trees
- Original Town Residential 2 Trees
- Patio-Home 1 Tree
- Town Home 1 Tree
- Two Family (Duplex) 2 Trees

The Large Trees required in the Planned Development Zoning Districts are based on the minimum lot size regulations as specified in the Planned Development regulations. Irregular lots will not have additional tree requirements. Planned Development districts are based on a range of lots sizes as follows:

- 2,500 - 6,999 Square Feet 1 Tree
- 7,000 - 8,499 Square Feet 2 Trees
- 8,500 - 9,999 Square Feet 3 Trees
- 10,000 - 14,999 Square Feet 4 Trees
- 15,000 - 19,999 Square Feet 5 Trees
- 20,000 and over Square Feet 6 Trees

All Large Trees required above will be planted prior to issuance of the certificate of occupancy on the dwelling.

B. Multi-Family Landscape Area Requirements

These standards apply to all Multifamily zoning districts. Any area within a Planned Development or overlay zoning district containing landscaping standards shall comply with the standards set forth in the Planned Development or overlay district.

1. General Requirements

- a. Properties developed prior to the effective date of this Ordinance will not be required to conform to these landscape requirements until there is a thirty (30) percent or more increase in the size of the development.
- b. Landscaped areas will be of varying depths intended to separate and screen incompatible land uses from one another and to provide green areas along Major Thoroughfares.
- c. Foundation plantings of a single row of shrubs are required along the front façade of all buildings adjacent to a public street.
- d. Trees required by the open space planting requirements are encouraged to be placed along the south and west sides of the residential building(s) to increase energy efficiency.
- e. A summary of tabulations for all required plantings, preservation credits, tree mitigation, and/or other data as necessary to document the landscape requirements shall be shown on the planting plan.

2. Perimeter Requirements

- a. A landscaped area at least twenty-five (25) feet wide shall be located between Multifamily developments and public street(s) unless otherwise stated in another ordinance. One (1) Large Tree, three (3) inch caliper minimum, will be planted on thirty (30) foot centers within the required landscaped area (or quantity for size substitution can be approved by the City). All landscaping shown on the approved landscape plan will be installed in the vicinity of the building and its adjoining parking prior to the issuance of a Certificate of Occupancy for units in said building.
- b. Where Multifamily development is adjacent to the property line of Single-Family zoned property or areas shown as Single Family Residential on the Future Land Use Plan, a double row of three (3) inch caliper trees on fifty (50) foot offset centers shall be located adjacent to Single-Family zoning districts with one row being shade trees and the other row being evergreen trees in a twenty five (25) foot wide landscape perimeter area, unless otherwise approved by the Director of Planning or designee.
- c. Where Multifamily development is adjacent to the property line of property zoned for uses other than Single-Family or parcels not shown as Single Family Residential on the Future Land Use Plan, a fifteen (15) foot wide landscape area is required. In addition, one (1) Large Tree, three inch (3) inch caliper minimum, will be required for each fifty (50) linear feet that abuts the adjacent property line. Trees will be located within the fifteen (15) foot perimeter area or within the area located between the property line and the side or rear building line. Trees required under this Section that are planted in parking areas may not be credited towards meeting the number of required trees as outlined in the Interior Parking Requirements listed below.

3. Interior Parking Requirements

- a. Twenty (20) square feet of landscaping for each parking space shall be provided within the paved boundaries of the parking lot, exclusive of the required perimeter landscape requirements stated above.
- b. One (1) Large Tree, three (3) inch caliper minimum, must be provided for every ten (10) parking spaces, exclusive of the perimeter trees required in Article IV, Section 2.06(D)(2). In addition, the trees required in this Section may not be planted in the required perimeter landscaped areas to receive credit for the perimeter landscape area. Three (3) small trees, minimum six (6) feet (6) in height and three (3) inches in diameter, may be substituted for one (1) required Large Tree not to exceed twenty-five (25) percent of the required Large Trees.

- c. Landscaped islands within the parking lot shall be a minimum of one hundred (100) square feet, not less than a nine (9) feet wide and a length equal to the abutting space.
- d. There shall be at least one (1) Large Tree, three (3) inch caliper minimum, within fifty (50) feet of every parking space. Only trees located in parking areas are to be used for this requirement.
- e. Landscaped islands will be located at the terminus of all parking rows, and should contain at least one (1) Large Tree, with no more than twelve (12) parking spaces permitted in a continuous row without being interrupted by a landscaped island. Areas where parking is located between the public street and the buildings, trees will be placed every five (5) parking spaces.
- f. Landscape islands in parking areas may be grouped to form one (1) large island subject to City approval. Grouping for large islands is prohibited adjacent to public street frontage.
- g. All landscaped areas will be protected by a raised six (6) inch concrete curb or wheel stop where curbs are not provided. Pavement will not be placed closer than four (4) feet from the trunk of a tree unless a City approved root barrier is utilized.
- h. Where two (2) rows of head-in parking spaces are located, an eight (8) foot wide landscaped median protected from overhanging vehicles will be installed perpendicular to the parking spaces to form a landscaped median between the two (2) rows.
- i. A solid living screen using evergreen trees shall be placed around all dumpster, compactor, and recycling facilities. A living screen is also required around any RV/trailer parking areas.

4. Preservation Credits

- a. Existing trees approved by the City for credit are to remain in a living and growing condition. Any existing tree that dies will be replaced on the same basis as set forth in Article IV.
- b. Large groups of small or under-story trees are eligible for tree preservation credits with approval from the City. Credits shall be indicated on the landscape plan.
- c. Credit will be revoked where trees intended for preservation credits are damaged due to, among other things, construction, broken branches, soil compaction or soil cut/fill.
- d. If existing trees are preserved, the minimum distance between parking spaces and a Large Tree may be expanded, subject to approval by the City.

C. Non-Residential Landscaped Area Requirements

These standards apply to all non-residential uses. Any area within a Planned Development or overlay zoning district containing landscaping standards shall comply with the standards requiring the most Large Trees.

1. Perimeter Requirements

- a. A landscaped area consisting of living trees (as specified below), turf, or other living ground cover and being at least twenty-five feet (25') in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties located adjacent to a major or minor thoroughfare as defined by the City of Frisco Thoroughfare and Circulation Designs Standards. The landscaped area may be reduced to fifteen (15) feet for the portion of a property adjacent to a collector street as defined by the City of Frisco Thoroughfare and Circulation Designs Standards. The landscaped area shall be increased to thirty (30') feet for properties adjacent to S.H. 121, U.S. 380, Preston Road, and the Dallas North Tollway. One (1) Large Tree, three inch (3") caliper minimum, shall be planted on thirty foot (30') centers within the required landscape area. A minimum of fifteen (15) shrubs with a minimum size of five gallons (5 gal.) each will be planted in the landscaped area for each thirty feet (30') of linear frontage. Parking abutting the landscape area will be screened from the adjacent roadway. The required screening may be with shrubs, or with berms designed in accordance with Article IV, Section 2.05(G).
- b. Where a non-residential development is adjacent to the property line of single-family zoned parcels or areas shown as single family use on the Future Land Use Plan, one (1) Large Tree, three inch (3") caliper minimum, will be planted on thirty foot (30') centers in a fifteen foot (15') landscape area (only a ten foot (10') landscape area is required in the OTC District). Areas where truck docks or loading spaces are adjacent to such property zoned single-family, trees will be planted on twenty foot (20') centers.
- c. Where a non-residential development is adjacent to the property line of parcels zoned for uses other than single-family or parcels not shown as single-family uses on the Future Land Use Plan:
 - 1) A five foot (5') wide landscape area is required.
 - 2) If the property line is the centerline of a fire lane or drive aisle, five foot (5') wide landscape area will begin at the edge of the lane/aisle. If the drive aisle or fire lane only allows access to parking spaces, the landscape area may be eliminated or moved at the discretion of the City.
 - 3) The five foot (5') wide landscape area may be eliminated for a building where the building is attached to another building and the attached buildings are shown on an approved Site Plan.

- 4) One (1) small tree and one (1) five gallon (5 gal.) shrub will be planted every fifteen linear feet (15'). These trees and shrubs may be clustered in lieu of placing them every fifteen feet (15').

2. Interior Parking Requirements

Any non-residential parking area that contains twenty (20) or more parking spaces shall provide interior landscaping, in addition to the required landscaped edge, as follows:

- a. Fifteen (15) square feet of landscaping for each parking space shall be provided within the paved boundaries of the parking lot area.
- b. Where an existing parking lot area is altered or expanded to increase the number of spaces to twenty (20) or more, interior landscaping shall be provided on the new portion of the lot in accordance with this Ordinance.
- c. All landscaped areas shall be protected by a raised six inch (6") concrete curb. Pavement shall not be placed closer than three feet (3') from the trunk of a tree unless a City approved root barrier is utilized.
- d. Landscaped islands shall generally be located at the terminus of all parking rows, and shall contain at least one (1) Large Tree, three inch (3") caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscaped island. Where there is a landscaped median between two rows of head-in parking, landscaped islands are required every twenty (20) spaces.
- e. Landscaped islands shall be a minimum of one hundred (100) square feet, not less than eight feet (8') wide and a length equal to the abutting space.
- f. Subject to approval by the City, islands may be grouped to form one large island.
- g. There shall be at least one (1) Large Tree, three inch (3") caliper minimum, within one hundred and fifty feet (150') of every parking space. This minimum distance may be expanded with City approval in the event that required islands are grouped to form larger islands.

3. Foundation Plantings

Foundation plantings or sidewalk tree grates are required for buildings or groups of contiguous buildings that are eighty thousand (80,000) square feet or larger. One Large Tree, three inch (3") caliper, shall be required for every ten thousand (10,000) square feet of gross building area. These trees shall be located within thirty feet (30') of the face of the building. These plantings are intended to provide pedestrian areas while breaking up the large areas of impervious surface. Trees required by other Sections of this Ordinance will not meet this requirement. Trees can be grouped or planted in singular form. These tree plantings should be placed so as not to impede sign visibility. Trees intended for foundation plantings shall meet the following criteria:

- a. Be planted within thirty feet (30') of the front building face.
- b. Trees planted less than four feet (4') from the back of curb shall be located in a tree grate with a minimum dimension of four feet (4').
- c. Ornamental trees may be substituted for Large Trees at foundation of the building at the rate of five ornamentals for each requirement of a Large Tree (5:1) with City approval. Ornamental trees shall have a minimum size of three inch caliper (3"). (Multi-trunk trees will be required to meet a three inch (3") requirement based on standard nursery trade specifications).
- d. Trees may be placed in groups with appropriate spacing for species.
- e. The above requirements may be reduced if approved by the City and additional pedestrian features such as plazas, seating areas, fountains, and outdoor recreation facilities are provided. These facilities must occupy an area equal to or greater than five percent (5%) of the total building area.

4. Median planting requirements.

Non-residential developments having frontage on a divided thoroughfare are required to plant or escrow funds for one (1) three inch (3") caliper Large Tree per seventy (70) linear feet of frontage. The purpose of this requirement is to establish trees in the medians as development of properties adjacent to divided thoroughfares occurs. The City will be responsible for maintenance of the trees and medians following the initial installation. The City is responsible for the installation of trees and irrigation where funds are escrowed or a bond is provided. The City will have the sole authority to approve any alternate methods of meeting median obligations.

Right-of-way median plantings shall meet the following criteria:

- a. Median plantings within the public right-of-way are to be a minimum of sixty feet (60') from back of curb at the median nose.
- b. Median plantings shall be a minimum of five feet (5') from back of curb.
- c. Visibility corridors are to be shown on Landscape Plans.
- d. Trees shall be a minimum of five feet (5') from utility lines.
- e. Six inches (6") of topsoil shall be provided in medians.

2.07 RECOMMENDED PLANT MATERIALS

Artificial plants or turf are expressly prohibited. Drought tolerant plants are encouraged to be used for the meeting requirements of this Ordinance. The following is the approved plant material list for plant materials required in this Ordinance. Other species may be utilized with approval from the City.

LARGE TREES (Shade)

COMMON NAME

Caddo Maple
 Pecan
 Shagbark Hickory
 Deodar Cedar
 Texas Pecommon
 Russian Olive
 Honeylocust
 Black Walnut
 Eastern Black Walnut
 Eastern Red Cedar
 Red Cedar
 Sweetgum
 Southern Magnolia
 Chinese Pistachio
 Texas Pistache
 Bur Oak
 Chinquapin Oak
 Shumard Oak
 Texas Red Oak
 Live Oak
 Western Soapberry
 Bald Cypress
 Winged Elm
 American Elm
 Cedar Elm
 Chinese Elm
 Lacebark Elm
 Siberian Elm

BOTANICAL NAME

Acer barbatum "Caddo"
 Carya illinoensis
 Carya ovata
 Cedrus deodara
 Diospyros virginiana
 Eleagnus anigustifolia
 Gleditsia triacanthos
 Juglans nigra
 Juglans nigra
 Juniperus virginiana
 Juniperus virginiana
 Liquidambar styraciflua
 Magnolia gradifolia
 Pistacia chinensis
 Pistacia texana
 Quercus macrocarpa
 Quercus muhlenbergii
 Quercus shumardi
 Quercus shumardi "Texana"
 Quercus virginiana
 Sapindus drummondii
 Taxodium distichum
 Ulmus alata
 Ulmus americana
 Ulmus crassifolia
 Ulmus parvifolia
 Ulmus parvifolia
 Ulmus pumila

SMALL TREES (Ornamental)COMMON NAME

River Birch
 Eastern Redbud
 Redbud
 Desert Willow
 Dogwood
 Possumhaw Holly
 Eastern Platka Holly
 Foster Holly
 Yaupon Holly
 Golden Raintree
 Crepe Myrtle
 Flowering Crabapple
 Wax Myrtle
 Afghan (Eldarica) Pine
 Ornamental Plum
 Cherry Laurel
 Purple Plum
 Mexican Plum
 Callery Pear
 Flowering Pear

Texas Sophora
 Chaste Tree

BOTANICAL NAME

Betula nigra
 Cercis canadensis
 Cercis canadensis
 Chilopsis linearis
 Cornus florida
 Ilex decidua
 Ilex opaca
 Ilex opaca #1-#5
 Ilex vomitoria
 Koelerutaria paniculata
 Lagerstroemia indica
 Malis Spp.
 Myrica cerifera
 Pinus eldarica
 Prunus blireiana
 Prunus caroliniana
 Prunus cerasifera
 Prunus mexicana
 Pyrus calleryana
 Pyrus calleryana "Bradford", "Capital",
 "Aristocrat"
 Sophora affinis
 Vitex agnus-castus

Cherry Laurel
 Vitex

Prunus caroliniana
 Vitex agnus-castus

SHRUBSCOMMON NAME

Abelia
 Barberry
 Japanese Boxwood
 Elaeagnus
 Dwarf Yaupon
 Chinese Holly
 Dwarf Burford
 Junipers
 Texas Sage
 Nandina
 Fraser Photinia

BOTANICAL NAME

Abelia sp.
 Berberis sp.
 Buxus sp.
 Eldesnus sp.
 Flex vomituria "nana"
 Ilex cornuta
 Ilex cornuta "burfordii"
 Juniperus spp.
 Leucophyllum frutescens
 Nandina domestica
 Photinia xfraseri

LIVING SCREENCOMMON NAME

Atlas Cedar
 Deordar Cedar
 Cryptomeria
 Leyland Cypress
 NRS Holly
 Burford Holly
 Tree Form Holly
 Yaupon Holly
 Cedar spp.
 Juniper spp.
 Wax Myrtle
 Mock Orange
 Afghan (Eldarica) Pine

BOTANICAL NAME

Cedrus atlantica "Manetti"
 Cedrus deodara
 Cryptomeria japonica
 Cupressocyparis leylandi
 Ilex aquifolium
 Ilex cornuta "burfordii"
 Ilex opaca AIT / Ilex perny
 Ilex vomitoria
 Juniperus spp.
 Juniperus spp.
 Myrica cerifera
 Philadelphus sp.
 Pinus eldarica

APPENDIX D

GLOSSARY OF TERMS

Accent Light - Any directional lighting which emphasizes a particular object or draws attention to a particular area.

Alcove - A small recessed space, opening directly into a larger room.

Allee - A broad walk, planted with trees on either side, usually at least twice as high as the width of the walk.

Alley - A service way providing a secondary public means of access to abutting properties; narrow passageway between or behind buildings, sometimes permitting traffic for only one lane of cars.

Anchor - a large business (as a department store) that attracts customers and other businesses to a shopping center or mall

Ancillary - One of a group of buildings having a secondary or dependent use, such as an annex.

Awning - A roof-like covering of canvas, or the like, often adjustable, over a window, door, etc., to provide protection against the sun, rain, and wind.

Backlighting - The illumination of an object from the rear.

Balustrade - a row of upright often vase-shaped supports topped by a rail.

Base - The foundation itself, front porch structures, and building entries.

Bollard - A low single post, or one of a series set to prevent motor vehicles from entering an area.

Bracket - Any overhanging member projecting from a wall or other body to support a weight acting outside the wall.

Caliper - An instrument, resembling a pair of dividers, with adjustable legs for measuring the diameter of the thickness of bodies.

Canopy - A covered area which extends from the wall of a building, protecting an entrance or loading dock.

Cantilevers - A beam, girder, truss, or other structural member which projects beyond its supporting wall or column.

Carport - A covered automobile shelter associated with a separate dwelling. It has one or more sides open to the weather.

Column - In structures, a relatively long, slender structural compression member such as a post, pillar, or strut; usually vertical, supporting a load which acts in the direction of its longitudinal axis.

Column Base - Relatively massive elements at the bottoms of columns upon which the upper parts rest or are supported.

Column Capital - A mushroom-like enlargement of reinforced concrete, at the upper end of a column, designed and built to act as an integral unit with the column and the floor slab above so as to increase the shearing resistance.

Curb Cut - Any break in the curb for a vehicle entry or driveway apron.

Curb Ramp - A sloping area of sidewalk allowing access for bikes, wheelchairs, and people with disabilities, generally located at corners.

Dormer - A structure projecting from a sloping roof usually housing a window or ventilating louver.

Eave - The lower edge of a sloping roof; that part of a roof of a building which projects beyond the wall.

Epoxy Concrete - Concrete with an additive mixture of epoxy to make it more resilient.

Fascia Board - Boards nailed across the ends of rafters.

Fenestration - The arrangement and design of windows in a building.

Gable - Vertical triangular portions of the ends of buildings having double-sloping roofs.

Hardie Board - Cementitious fiber board used as exterior siding.

Inline Shop - Small retail establishments in line on a street.

Integral Colored Concrete - Concrete with an additive mixture of pigment.

Lintels - A horizontal structural member (such as a beam) over an opening which carries the weight of the wall above it; usually of steel, stone, or wood.

Mechanical Unit - Heating ventilation air conditioning (HVAC) system component.

Mews - Enhanced alley characterized by limited building setback, curbless street, narrow section, and enhanced paving and landscape with an ability to address.

Mezzanine - A low-ceilinged story or extensive balcony, usually constructed above the ground floor

Middle - Porch, siding materials, windows, doors, and architectural detailing.

OTC - Original Town Commercial

OTR - Original Town Residential

Parapet - A low guarding wall at any point of sudden drop, as at the edge of a terrace, roof, battlement, balcony, etc.

Pier - Square or rectangular upright, masonry, supporting elements, or similar elements of wood when classically treated.

Pilaster - An engaged pier or pillar, often with capital and base

Rafter End - The part of a rafter which overhangs the wall.

Rail - Any openwork construction or rail used as a barrier or the like.

Roof - Outside, overhead enclosures of buildings or other structures, including its structural framing form, the eaves, gables, dormers, and roofing materials

Rustication - Stonework of which the face is roughly hacked or picked; the separate blocks are marked by deep chamfers.

Seeded Concrete - Concrete with a salt mixture applied to the surface before it is set, creating a pitted textured surface.

Soft Screen - (Green Screen) Metal expanded fabric to provide a framework for climbing vegetation, used to screen parking, mechanical units, etc.

Splash Strips - In sheet-metal roofing, that part of a seam in a drip or roll that extends onto the flat surface of the next sheet.

Stamped Concrete - Concrete stamped with a rubber form before it is set, creating various textures.

String Course - A horizontal band of masonry, generally narrower than other courses, extending across the façade of a structure and in some instances encircling such decorative features as pillars or engaged columns; may be flush or projecting and flat-surfaced, molded, or richly carved.

Uplit - Surface lit from a surface below, creating a light pattern up on the surface.

Wing Wall - Wall appended to building as a scaling or screening element.